

Housing, Disability and Community Services

QUARTERLY HOUSING REPORT

Jan – Mar 2018



Achievements

We are on track to assist over 1 600 households by June 2019

Construction is well underway for several projects that see an additional 230 new homes completed by June 2018

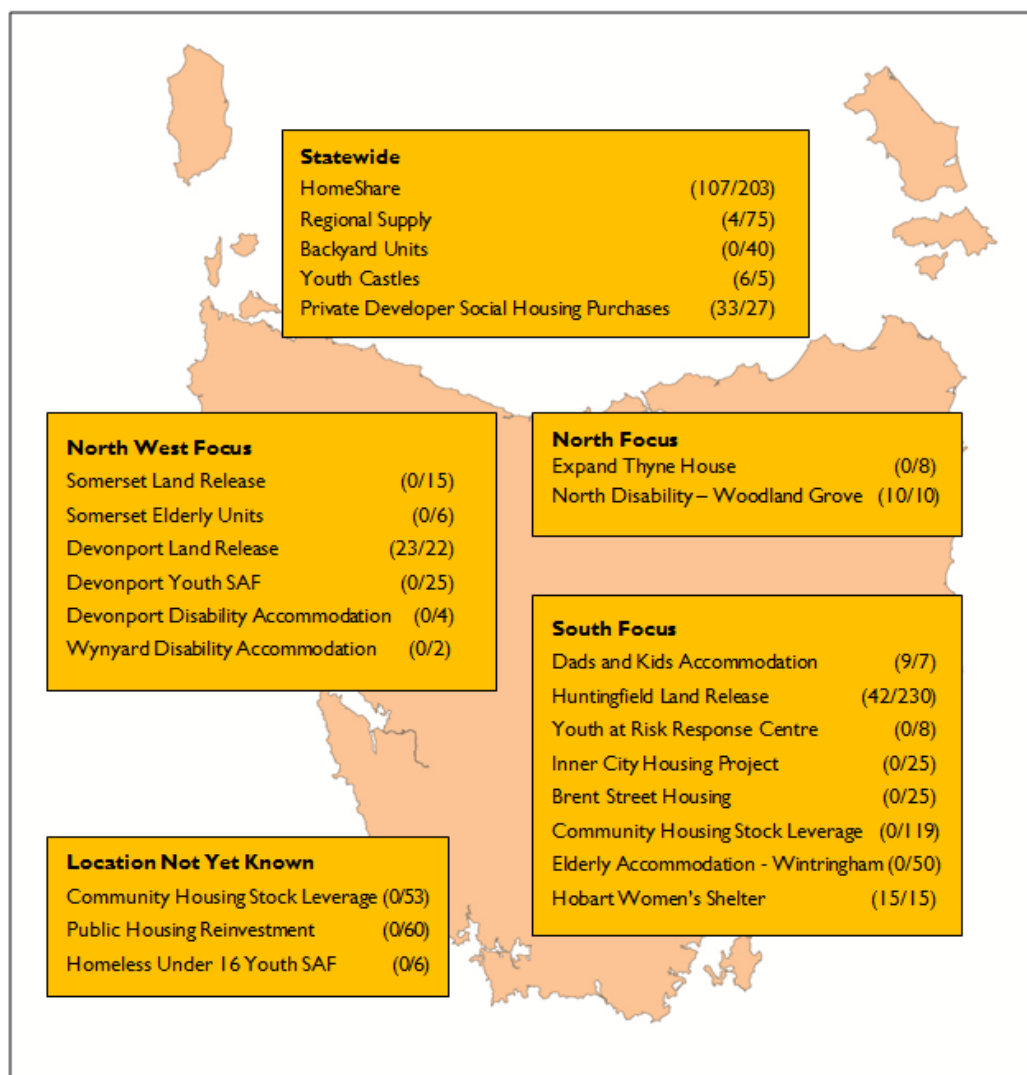
We have assisted a total of 532 new households as at the end of March 2018

Of which:

- 243 households have been assisted into affordable home ownership
- 46 new supported accommodation units have been provided
- 37 households have been assisted into new social housing
- 65 affordable land lots have been released
- 24 new crisis and medium term (transitional) properties have been provided
- 6 households have been assisted into micro-housing
- 10 households have been assisted into disability accommodation
- 101 households have been assisted in escaping family violence

These initiatives have supplied 249 new homes

Location of new supply projects



Progress 2017-18

Commenced Projects		Milestones 2017-18 Jan-Mar	New Supply Targets 2017-18	Total Assistance Targets 2017-18	Total Assistance Actual 2017-18	Status
Initiative 3	Community Housing Stock Leverage	Continue Builds	61	61	-	On track
Initiative 5	HomeShare	Continue Sales	63	63	23	On track
Initiative 6	Youth at Risk Response Centre	Continue Build	8	8	-	On track
Action 1ab	Huntingfield Land Release (Stage 2)	Public Consultation	-	-	-	On track
Action 1b	Somerset Land Release	📅 Released to Market	15	15	-	Progressing
Action 2a	Regional Supply	Continue Builds	20	20	4	On track
Action 2b	Somerset Elderly Units	Continue Build	6	6	-	On track
Action 2c	Inner City Housing Project	Planning Approval	-	-	-	Rescheduled
Action 2d	Brent Street Housing	Commence Build	25	25	-	Rescheduled
Action 3	Public Housing Reinvestment	Continue Builds	30	30	-	On track
Action 4	Incremental Bonds	Continue Amendment	-	-	-	On track
Action 5	Stronger Remote Aboriginal Services	📅 FIAAI Agreement	-	-	-	On track
Action 6/7	Landlord Incentives/Rapid Rehousing	Continue Assistance	-	80	51	On track
Action 8	Streets Ahead	Continue Sales	-	25	25	Ahead
Action 9	HC Awareness Campaign	Interviews – Round 2	-	-	-	Progressing
Action 10	Backyard Units	Release Tender	-	-	-	Progressing
Action 11a	Devonport Youth SAF	📅 25 Units	25	25	-	Progressing
Action 11b	Expand Thyne House	Select Architect	-	-	-	Progressing
Action 12a	Wynyard Disability Accommodation	Continue Build	2	2	-	On track
Action 12b	Devonport Disability Accommodation	📅 4 Units	4	4	-	Progressing
Action 13	Elderly Accommodation - Wintringham	Continue Consultation	-	-	-	On track
Action 14	Expand Access to Housing Register	📅 Release Applications	-	-	-	Progressing
Action 15	SHIP Enhancements	Release 7 - Reporting	-	-	-	Progressing
Action 16/17	Outcomes Framework	Continue SHS Collection	-	-	-	On track
Action 18a	Investment in Crisis Shelters	Continue Consultation	-	-	-	On track
Action 18b	Hobart Women's Shelter	📅 15 Units	15	15	15	Completed
Action 18c	Upgrade of SHS Community Tenancies	Agreed Works	-	-	-	On track
Action 19	Homeless Under 16 Youth SAF	Commence Consultation	-	-	-	On track

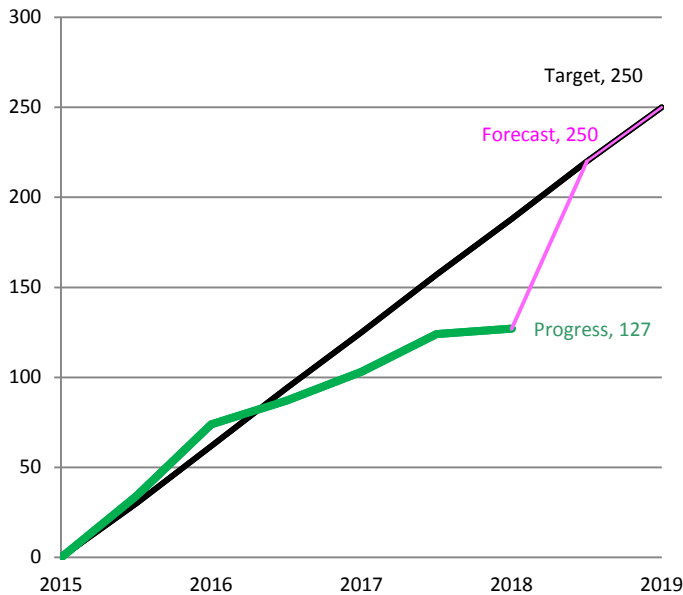
Progressing means that project timeframes are slightly delayed by no more than one quarter and are not deemed a significant risk.

Reform Direction 1 – New Affordable Supply - Prevention

Target | Assist 250 households on low to moderate incomes into home ownership through the HomeShare scheme by 2018-19

Progress | **On track**

HomeShare



HomeShare has assisted 127 households into affordable home ownership from July 2015 to March 2018 including:

- supply of 107 new dwellings
 - 98 house and land packages
 - 9 new dwellings
- purchase of 20 Housing Tasmania dwellings.

Despite being under the current target there are planned land releases in 2017-18 that will increase HomeShare sales. Therefore overall targets are still expected to be achieved.

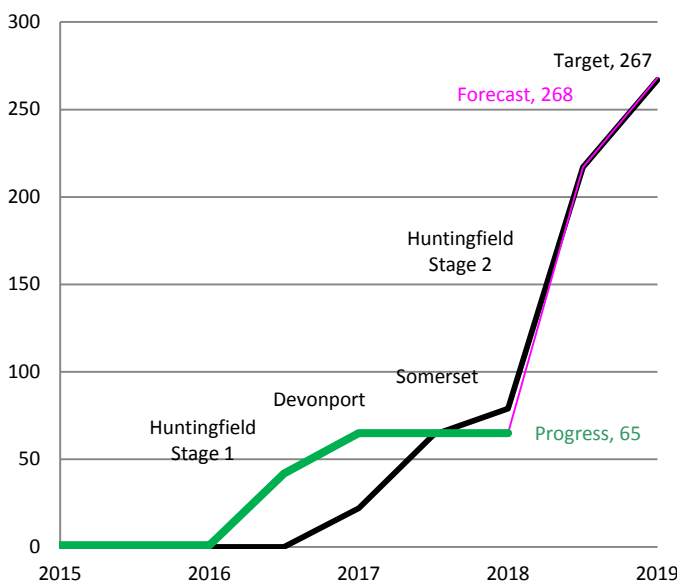
Notes:

1. HomeShare target is to purchase 203 households new dwellings (including house and land packages), and to assist 47 households through the sale of Housing Tasmania dwellings (Initiative 5).

Target | Release 267 land lots in Devonport, Somerset and Huntingfield by 2018-19

Progress | **Progressing**

Land Release



The Somerset land release is ready for market pending the transfer of the property title. This is expected to be transferred next quarter.

Stage 2 of the Huntingfield land release is progressing as scheduled, with the release of lots to market planned for the first quarter of 2019.

Devonport and Huntingfield Stage 1 lots have been released to the market and provided 23 and 42 lots of affordable land.

Notes:

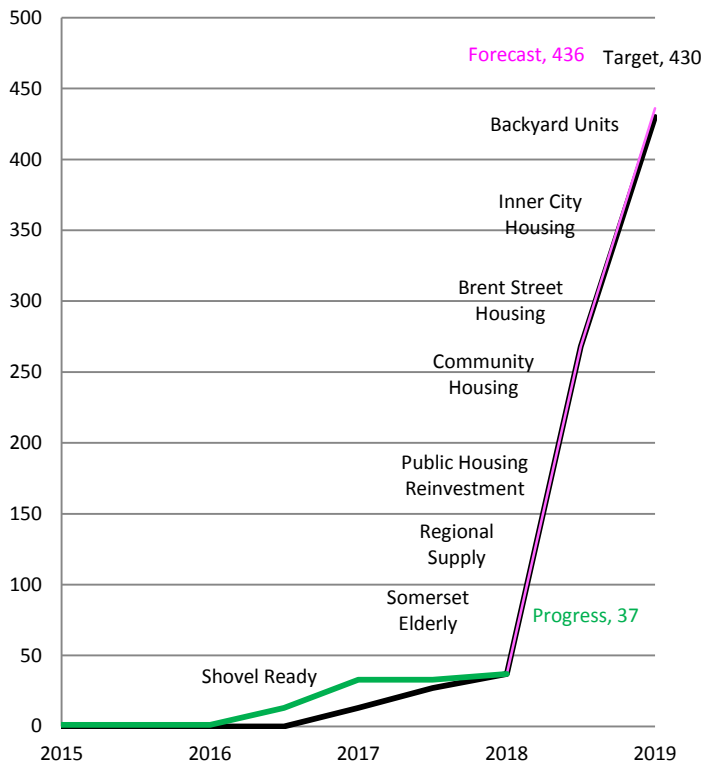
1. Huntingfield Land Release will provide 230 land lots (Action 1a).
2. Somerset Land Release will provide 15 land lots (Action 1b).
3. Devonport Land Release will provide 22 land lots (Action 1c).

Reform Direction 2 – Better Access – Targeted Early Intervention

Target | Provide 430 new social housing dwellings by 2018-19

Progress | On track

Social Housing



The Community Housing Stock Leverage initiative is progressing, with the financial year target of 61 dwellings expected to be completed next quarter. A total of 172 homes will be provided under the initiative.

Four new dwellings on Flinders Island were completed under the Regional Supply action. The remaining target dwellings for 2017-18 are expected to be completed next quarter.

Construction of Somerset Elderly Units continues, with expected completion next quarter.

The subdivision for the Brent Street Housing project has been completed and a builder has been engaged; however the construction has been rescheduled due to additional planning requirements requested by local government.

Construction under the Public Housing Reinvestment initiative continues in several locations of which a large number will be completed next quarter.

Release of tender for construction of Backyard Units is expected next quarter.

We are on track towards the target of 430 new dwellings by the end of June 2019.

Notes:

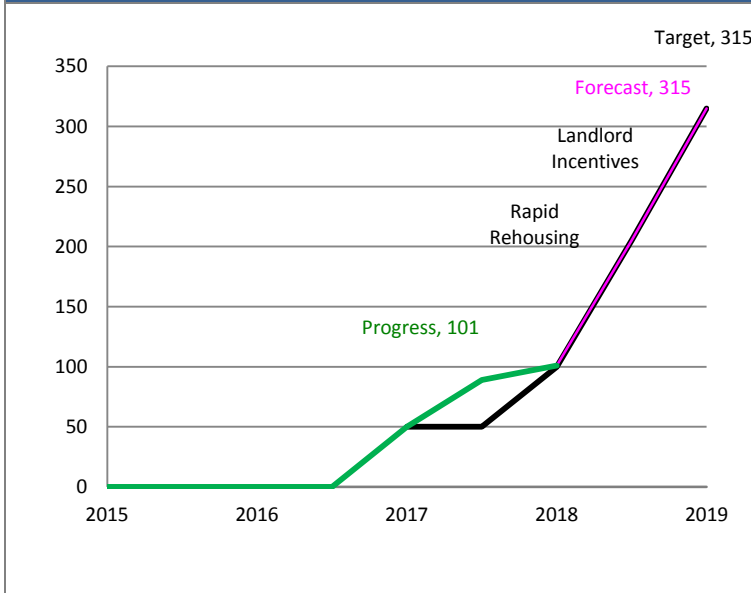
1. Private Developer Social Housing Purchases will provide 27 new social housing dwellings (Initiative 1/4).
2. Community Housing Stock Leverage will provide 172 new social housing dwellings (Initiative 3).
3. Regional Supply will provide 75 new social housing dwellings and Brent Street Housing, will provide 25 new social housing dwellings (Action 2).
4. Elderly Units will be provided in Somerset (six), and Inner City (25) (Actions 2).
5. Public Housing Reinvestment will provide 60 new homes for public housing (Action 3).
6. Backyard Units will provide 40 new social housing dwellings for young people (Action 10).

Reform Direction 2 – Better Access – Targeted Early Intervention

Target | Provide 315 households eligible for social housing with affordable private rental by 2018-19

Progress | **On track**

Landlord Incentives / Rapid Rehousing



The landlord incentives project is progressing with the planned media campaign to promote participation set to commence in 2018.

The Rapid Rehousing initiative continues to assist those requiring immediate housing for people affected by family violence, with 101 households assisted (51 households 2017-18).

These programs are on track to contribute to the forecast of 315 assisted households by June 2019.

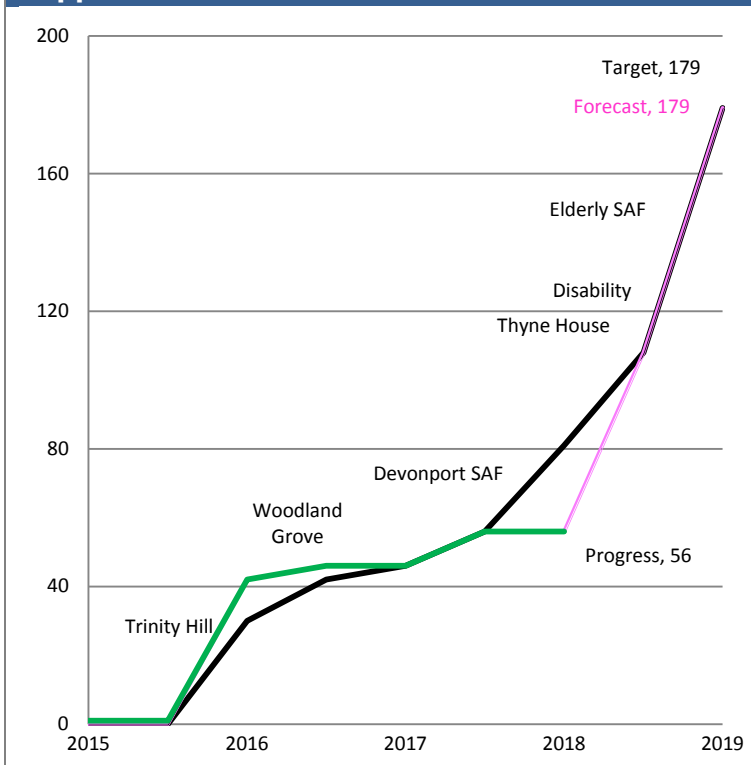
Notes:

1. Landlord incentives will provide up to 110 households with assistance through financial incentives and may include a head lease arrangement with community housing providers (Action 6)
2. Rapid Rehousing provides up to 205 subsidised rentals under a head lease model with community housing providers for cohorts escaping family violence, mental health clients and exiting prisoners (Action 7)

Target | Provide 179 units of supported accommodation for people on low incomes who require support and housing assistance by 2018-19

Progress | **Progressing**

Supported Accommodation



The two new disability units in Wynyard and four new disability units in Devonport are on track to be delivered next quarter.

Devonport Youth Supported Accommodation Facility is being finalised, with Anglicare Tasmania expected to commence operations in the next quarter.

Consultation continues for Wintringham Elderly Accommodation.

The Thyne House planning approval has been rescheduled for late 2018.

Notes:

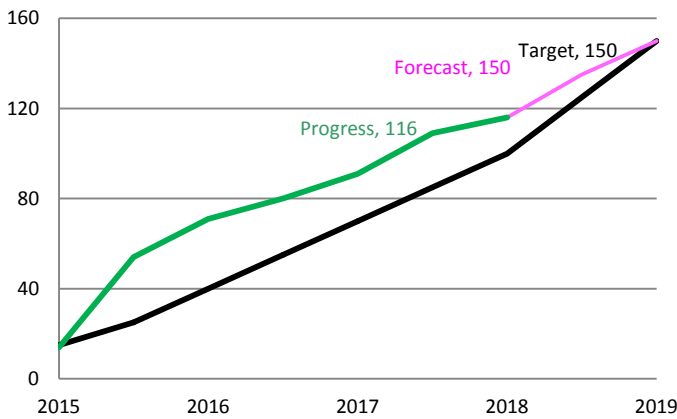
1. The Hobart Youth Accommodation Facility, Trinity Hill provided 46 units of supported accommodation for young people (Action 11c).
2. The Devonport Youth Accommodation Facility will provide 25 units of supported accommodation for young people (Action 11a).
3. The Launceston Youth Accommodation Facility, Thyne House, will be expanded by eight units for young people (Action 11b).
4. Additional disability accommodation will be supplied, resulting in a combined 50 units (Action 2 and 12).
5. Supported Elderly Accommodation will provide 50 safe and secure units for the elderly in need (Action 13).

Reform Direction 2 – Better Access – Targeted Early Intervention

Target | Assist 150 households on low to moderate incomes into home ownership through the Streets Ahead Incentive Program by 2018-19

Progress | Ahead

Streets Ahead



To date, 116 households have been assisted into affordable home ownership through the Streets Ahead Incentive Program from July 2015 to March 2018.

The target of 150 is expected to be exceeded if the sales trend continues.

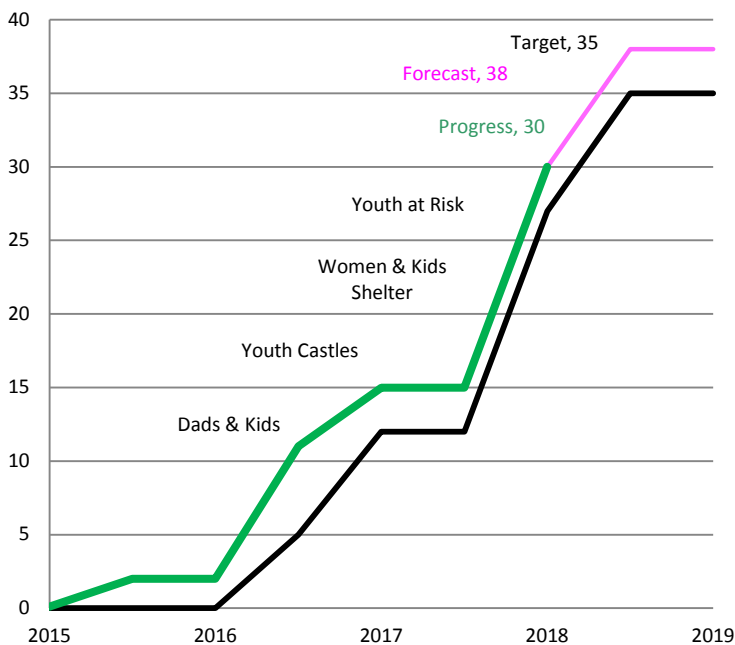
Notes:

1. The Streets Ahead Incentive Program will assist 150 households on low to moderate incomes into home ownership (Action 8).

Target | Provide 35 additional units of accommodation for people who are homeless or at risk of homelessness by 2018-19

Progress | On track

Rapid Assistance



The Hobart Women's Shelter was completed this quarter providing 15 new units for women and children who are homeless or at risk of homelessness or escaping family violence.

Work on the Youth at Risk Response Centre is on track to be completed in April 2018. A service provider has been selected and will soon be announced.

Notes:

1. Youth Castles will provide five units of accommodation for young people who are homeless or at risk of homelessness (Initiative 7).
2. A Youth at Risk Response Centre in the South will provide eight units for short term accommodation for young people (Initiative 6).
3. Dads and Kids Accommodation will provide medium term accommodation in the South for seven families who are homeless or at risk of homelessness (Initiative 8).
4. A Women and Kids Crisis Shelter, will be redeveloped and will provide 15 new units for women and children (FVAP Action 10)

New Hobart Women's Shelter

In March 2018, the new Hobart Women's Shelter opened its doors in Hobart to provide better outcomes for women and children who are homeless or at risk of homelessness or who are escaping family violence.

The new Shelter was constructed at a different site that provides more accommodation than the previous facility and is well located close to services and public transport. The new site provides 63 beds across 15 new units (an additional capacity of 16 beds) compared to their previous service model and means more crisis accommodation options for vulnerable women and their children in the South of the State. The facility provides innovative and contemporary design that reflects the requirements of the organisation and its tenants.

The Shelter has been up and running since early March with most of the units occupied. The furnished units are a mix of one, two and three bedrooms and there is plenty of communal space on the site including a laundry, children's play area and recreational room. There is also an Administrative Centre.

Chief Executive Officer, Janet Saunders said "It's a very calm and peaceful environment for our clients".

This provides increased crisis accommodation for women and their children and is supported by funding from *Safe Homes, Safe Families, Tasmania's Family Violence Action Plan 2015-2020*.

Regional Supply of New Units on Flinders Island

Tasmania's Affordable Housing Action Plan 2015-19 regional supply initiative will provide 75 new social housing dwellings in regional Tasmania.

Four dwellings were recently completed in Whitemark and Lady Barron on Flinders Island. These two bedroom units will provide accommodation to eligible applicants from the Housing Register.

The dwellings have been constructed to be energy efficient and sustainable to adapt to the conditions on the Island and meet the needs of tenants.

Flinders Island Aboriginal Association, the local community housing organisation, will be responsible for allocating eligible tenants and ongoing management of the properties.



Upgrades to Community Tenancy Dwellings



An additional \$3 million investment in crisis housing has provided upgrades to 175 community tenancy dwellings. These dwellings are occupied by tenants who require crisis and transitional accommodation.

A program of works was designed in consultation with Housing Connect community tenancy providers. Upgrade to the properties involves works such as kitchen and bathroom redevelopments, floor coverings, painting and new heat pumps.

It is anticipated that the program will provide up to 37 new heating upgrades, 92 new bathrooms, 87 new kitchens, internal painting to 156 properties, and new floor coverings to 166 properties. Some properties will receive a mix of these upgrades.

This will improve the living situation for tenants, especially for older units that had a much-needed facelift.

The upgrade program is well underway. This is funded through *Tasmania's Affordable Housing Action Plan 2015-19*, Action 18.

Tasmanian Housing Summit

On 15 March 2018, the Premier hosted a Housing Summit to explore options to address Tasmania's housing shortage and to develop practical solutions to provide immediate assistance to Tasmanians in need. This was an unprecedented opportunity for key stakeholders to collaborate on important housing issues facing Tasmanians.

Attendees at the Summit represented the whole housing sector, including the construction industry, planning and local government, the finance sector, the University of Tasmania, and the short stay rental market, as well as social and crisis accommodation providers and peak groups.

A number of solutions were broadly endorsed for action as the first steps to increase social and affordable housing supply including land release, improved planning, land tax rebate and improved data sharing. There was also an announcement following the Summit of \$500 000 to be immediately provided towards emergency accommodation and support for people who are homeless or at risk of homelessness.

A Steering Committee will ensure coordination and timely delivery of all actions.

All Projects

Work Program	Milestones 2017-18 Apr-Jun	Targets 2017-18	Milestones 2018-19 Jul-Sep	Milestones 2018-19 Oct-Dec	Milestones 2018-19 Jan-Mar
Initiative 1/4 Private Developer Social Housing Purchases	Completed	-	Completed	Completed	Completed
Initiative 2 Affordable Housing Site Preparation	Completed	-	Completed	Completed	Completed
Initiative 3 Community Housing Stock Leverage	⌘ 61 Tenants	61	Continue Builds	Continue Builds	Continue Builds
Initiative 5 HomeShare	⌘ 63 Purchases	63	Continue Sales	Continue Sales	Continue Sales
Initiative 6 Youth at Risk Response Centre	⌘ 8 Tenants	8	Completed	-	-
Initiative 7 Youth Castles	Completed	1	Completed	Completed	Completed
Initiative 8 Dads and Kids Accommodation	Completed	-	Completed	Completed	Completed
Action 1a Huntingfield Land Release (Stage 1)	Completed	-	Completed	Completed	Completed
Action 1ab Huntingfield Land Release (Stage 2)	Planning Approvals	-	Prepare Lots for Market	Prepare Lots for Market	Release Lots to Market
Action 1b Somerset Land Release	⌘ 15 Lots	15	Completed	-	-
Action 1c Devonport Land Release	Completed	-	Completed	Completed	Completed
Action 2a Regional Supply	⌘ 20 Homes	20	Continue Builds	Continue Builds	Continue Builds
Action 2b Somerset Elderly Units	⌘ 6 Tenants	6	Completed	-	-
Action 2c Inner City Housing Project	Select Designer	-	Select Builder	Commence Builds	Continue Builds
Action 2d Brent Street Housing	Additional Planning Requirements	-	Commence Build	Continue Builds	Continue Builds
Action 3 Public Housing Reinvestment	⌘ 30 Homes	30	Continue Builds	Continue Builds	Continue Builds
Action 4 Incremental Bonds	Continue Legislative Amendment	-	Continue Legislative Amendment	Continue Legislative Amendment	Continue Legislative Amendment
Action 5 Stronger Remote Aboriginal Services	⌘ CBIAA Agreement	-	Completed	-	-
Action 6/7 Landlord Incentives / Rapid Rehousing	⌘ 80 Assisted	80	Continue Assistance	Continue Assistance	Continue Assistance
Action 8 Streets Ahead	⌘ 25 Purchases	25	Continue Sales	Continue Sales	Continue Sales
Action 9 HC Awareness Campaign	Interviews Round 2	-	Release Comms Material	Completed	-
Action 10 Backyard Units	Release Tender	-	Select Units/Builders	Select Sites	Commence Builds
Action 11a Devonport Youth SAF	⌘ 25 Units	25	Completed	-	-
Action 11b Expand Thyne House	Select Architect	-	Planning Approval	Commence Build	⌘ 8 Units
Action 11c Trinity Hill SAF	Completed	-	Completed	Completed	Completed
Action 12a Wynyard Disability Accommodation	⌘ 2 Units	2	Completed	-	-
Action 12b Devonport Disability Accommodation	⌘ 4 Units	4	Completed	-	-
Action 12c North Disability – Woodland Grove	Completed	-	Completed	Completed	Completed
Action 13a Elderly Accommodation – Wintringham	Design / Architect	-	Planning Approval	Commence Build	Continue Build
Action 14 Expand Access to Housing Register	Release Applications	-	Completed	-	-
Action 15 SHIP Enhancements	Release 7 - Reporting	-	Release 8	Release 9	Any Additional Requirements
Action 16/17 Outcomes Framework	Commence Consultation with CHPs	-	Continue Consultation	Continue Consultation	Continue Consultation
Action 18a Investment in Crisis Shelters	Planning Approval	-	Commence Build	Continue Build	Continue Build
Action 18b Hobart Women's Shelter	Completed	15	Completed	Completed	Completed
Action 18c Upgrade of SHS Community Tenancies	Complete Works	-	Completed	-	-
Action 19 Homeless Under 16 Youth SAF	Agreed Approach	-	Agreed Model	TBD – Select Site	-